

143.0

0009

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

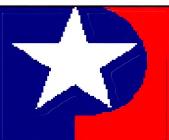
749,000 / 749,000

USE VALUE:

749,000 / 749,000

ASSESSED:

749,000 / 749,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EIDSON DONNA M &	
Owner 2: EIDSON WILLIAM	
Owner 3:	

Street 1: 121 SCITUATE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,110 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1738 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5110		Sq. Ft.	Site		0	80.	1.12	9									458,641						458,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		5110.000	290,400		458,600	749,000				
Total Card		0.117	290,400		458,600	749,000	Entered Lot Size			
Total Parcel		0.117	290,400		458,600	749,000	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	430.96	/Parcel: 430.9	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	290,400	0	5,110.	458,600	749,000	749,000
2019	101	FV	231,800	0	5,110.	430,000	661,800	661,800
2018	101	FV	239,200	0	5,110.	355,400	594,600	594,600
2017	101	FV	239,200	0	5,110.	326,800	566,000	566,000
2016	101	FV	239,200	0	5,110.	298,100	537,300	537,300
2015	101	FV	226,300	0	5,110.	292,400	518,700	518,700
2014	101	FV	226,300	0	5,110.	271,700	498,000	498,000
2013	101	FV	226,300	0	5,110.	258,600	484,900	484,900

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		18239-127		6/1/1987		218,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2016	1174	Renovate	17,000	O				redo master bedrm
5/2/2005	396	Addition	78,750			G6	GR FY06	
8/10/2001	567	Porch	2,500	C				EXTEND FRONT PORCH

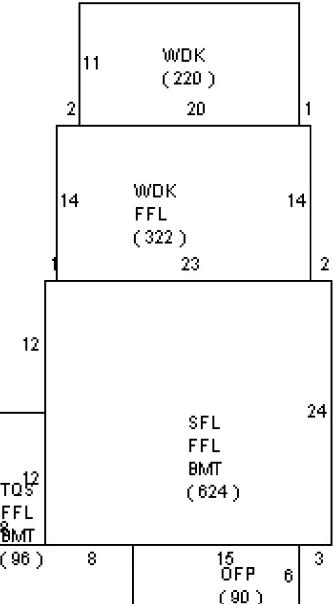
ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	PH	Patrick H
5/7/2018	MEAS&NOTICE	BS	Barbara S
11/11/2008	Meas/Inspect	163	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
5/15/2002	Permit Visit	PM	Peter M
11/9/2000	Hearing Chag	264	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Good			PDAS.											
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame:				1/2 Bath: 1	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix: 2	Rating: Poor														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: WHITE				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1926	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26.4	%				Exterior:						
Prim Int Wall: 2	- Plaster			Functional:					%				Interior:						
Sec Int Wall:				Economic:					%				Additions: 2005						
Partition: T	- Typical			Special:					%				Kitchen:						
Prim Floors: 3	- Hardwood			Override:					%				Baths:						
Sec Floors:				Total:	26.4				%				Plumbing:						
Bsmnt Flr: 12	- Concrete			CALC SUMMARY					%				Electric:						
Subfloor:				Basic \$ / SQ: 125.00					%				Heating:						
Bsmnt Gar:				Size Adj.: 1.25414276					%				General:						
Electric: 3	- Typical			Const Adj.: 0.98980200					%				TOTALS						
Insulation: 2	- Typical			Adj \$ / SQ: 155.169					%				1	7	3				
Int vs Ext: S				Other Features: 84000					%										
Heat Fuel: 2	- Gas			Grade Factor: 1.00					%										
Heat Type: 5	- Steam			NBHD Inf: 1.00000000					%										
# Heat Sys: 1				NBHD Mod:					%										
% Heated: 100				LUC Factor: 1.00					%										
Solar HW: NO	Central Vac: NO			Adj Total: 394512					%										
% Com Wall:	% Sprinkled:			Depreciation: 104151					%										
				Depreciated Total: 290361					%										
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 143.0-0009-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101							
More: N	Total Yard Items:				Total Special Features:				Total:										